

CHAPTER 25. ZONING

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CHAPTER 25. ZONING

DIVISION F. INDUSTRIAL DISTRICTS.

ARTICLE XXXVIII. General Industrial (GI) Districts.

§ 25-381. Purposes.

A. The General Industrial District is intended to provide areas for manufacturing, industrial and general wholesale and warehousing uses.

B. These uses would be typically located in urban service areas served by public water and sewer.

§ 25-382. Permitted uses.

The following uses shall be permitted within General Industrial Districts without Administrative or Special Use Permit:

- A. Active and passive recreational facilities.
- B. Assembly, fabrication, processing, or packaging of products, including the further processing of meat products for human consumption, provided that, on the premises, no livestock, fish or poultry are killed. (Ord. 7/28/10)
- C. Call centers.
- D. Computer and data processing center and services.
- E. Contractors' offices, shops, and equipment and materials storage yards.
- F. Feed, grain, and fertilizer sales, storage, and handling facilities.
- G. Any industrial or manufacturing use except those listed in § 25-383 and 384.
- H. Machine workshops, including, but not necessarily limited to: tool and die, welding, and sheet metal shops.
- I. Laboratories.
- J. Parking lots or garages and park-and-ride lots.
- K. Postal service, including overnight courier collection and overnight mail distribution facilities.

L. Printing service establishments, publishing plants and offices, and lithographing shops.

M. Religious institutions.

N. Research, experimental testing, or development activities.

O. Sales and accessory service of motor vehicles, trucks, semi-trailers, heavy construction machinery and equipment, and farm equipment.

P. Sawmills.

Q. Travel plazas and truck stops.

R. Wholesale businesses, including wholesale greenhouses, mini-warehouses, warehouses, and distribution centers

S. Public utility offices, shops and storage yards.

T. Freight and truck terminals

§ 25-382.1. Accessory buildings and uses.

Accessory buildings and uses customary and clearly incidental to a permitted use and which will not create a nuisance or hazard shall be permitted in General Industrial Districts, subject to the applicable provisions of ARTICLE V of division A of this chapter.

§ 25-383. Uses permitted by Administrative Permit.

The uses listed in this section shall be permitted within General Industrial Districts only upon the issuance of an Administrative Permit by the Zoning Administrator pursuant to the provisions of ARTICLE LVI of division I of this chapter. Administrative Permits are to be issued only for uses where the applicant can demonstrate that the proposal meets the standards required by this chapter and the uses will not have an undue adverse impact on the surrounding neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes, and vibration.

A. Office trailers, buildings, off-site parking, or equipment storage facilities or off-site materials storage in connection with temporary construction.

The temporary placement, development or use of off-site office trailers, buildings, parking lots or equipment or materials storage areas or facilities in connection with construction projects may be permitted by Administrative Permit provided:

1. Items permitted are in connection with specific construction projects;
and

2. Items permitted are placed no sooner than thirty (30) days prior to the beginning of construction and removed within thirty (30) days after completion or suspension of construction; and

3. Items permitted are placed within reasonable proximity of the construction project.

B. Motor vehicle repair.

Motor Vehicle repair shops, including the repair of trucks, semi-trailers, heavy construction machinery and equipment and farm equipment, may be permitted as a primary use by Administrative Permit provided:

1. All work must be done within completely enclosed buildings; and

2. Any inoperable motor vehicles or other vehicles stored on the premises in excess of thirty (30) days shall be placed in a motor vehicle impoundment yard that is fully shielded or screened from view. Fencing or screening shall be entirely opaque and of good quality and shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when vehicles are moved to and from the enclosed area; and

3. Body and fender repair services shall be subject to the following:

a. The repair facilities are at least one hundred feet (100') from any adjoining residential district or use.

b. Any vehicle awaiting body repair or painting, or is missing major mechanical or body parts, or has been substantially damaged shall be placed in a motor vehicle storage yard.

c. Exterior display or storage of new or used automobile parts is prohibited.

C. Home occupations, Class B.

Home occupations, Class B, may be permitted by Administrative Permit provided:

1. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to the use of the dwelling for residential purposes. There shall be no change in the outside appearance of the dwelling or lot, nor other visible

evidence of the conduct of such home occupation other than one (1) sign no more than four square feet (4 sq. ft.) in size; and

2. Such occupation shall be engaged in only by residents of the dwelling and no more than one (1) employee that comes to the home. The business can have multiple employees who do not come to the home; and

3. If the applicant is a tenant, written permission of the landowner if required; and

4. The use is conducted within the home or the use may occupy up to five hundred square feet (500 sq. ft.) of an accessory structure. All goods, equipment, and materials related to the Home Occupation must be stored indoors, within the accessory building, or on a single utility trailer with a trailer bed not to exceed sixteen feet (16') in length; and

5. No display of products made shall be visible from the street; and

6. No products shall be sold on the premises except such as are made on the premises. No other retail sales or wholesale sales shall occur unless:

a. No clients or customers come to the home in conjunction with the sales; all sales occur off-premises or via telephone, mail, computer, etc.

b. Items are accessory to the main use and sold only to clients or customers using the main business, e.g. shampoo for clients in a beauty or barber shop.

7. No outside display or storage of materials, goods, supplies, or equipment in relation to the home occupation shall be permitted, other than on the utility trailer permitted in 4 above. Any animals associated with a permitted home occupation, e.g. pet grooming business, must be kept indoors; and

8. The occupation shall not generate more than ten (10) vehicular trips in a day. A trip consists of one (1) arrival and one (1) departure; and

9. All parking associated with the business shall be off-street; and

10. Deliveries shall be limited to normal deliveries by public and private mail carriers, including USPS, Fed-Ex, UPS, and similar carriers; and (Ord. 10/28/15)

11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. Commercial vehicles shall be allowed pursuant to the requirements of §25-54.1.N. (Ord. 10/28/15)

The following uses are not to be considered to be Home Occupations, Class B: trash and garbage collection, boarding houses, day care centers, private schools, firearm sales, and small engine repair and motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department. (Ord. 10/28/15)

D. Soil sifting and sales of materials generated on-site.

Soil sifting and the sales of materials generated on-site may be permitted by Administrative Permit provided:

1. The sale of materials is for a stated limited period of time not to exceed twelve (12) months. An extension of time is only allowed upon the issuance of a Special Use Permit by the board of zoning appeals; and
2. Adequate provisions are made for off-street parking and loading, and the sale will not disrupt traffic in the neighborhood; and
3. Approval of a highway entrance permit for the use has been obtained from the Virginia Department of Transportation; and
4. Adequate provisions are made for dust control, whether or not the site is large enough to require an Erosion & Sediment Control permit.

§ 25-384. Uses permitted by Special Use Permit.

The uses listed in this section shall be permitted within General Industrial Districts only upon the issuance of a Special Use Permit by the board of zoning appeals pursuant to the provisions of ARTICLE LVIII of division I of this chapter.

A. General standards applicable to all Special Use Permits. No Special Use Permit shall be issued without consideration that, in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. Conformity with Comprehensive Plan and policies. The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.
2. Impact on neighborhood. The proposal as submitted or as modified shall not have undue adverse impact on the surrounding neighborhood.

NOTE: For restrictive conditions applicable to all Special Use Permits, *see* § 25-584 of Division I of this chapter.

B. Junkyards.

Junkyards as a principal use may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

C. Manufacture, processing or storage of explosives or hazardous substances.

Manufacturing, processing, or storage of explosives or hazardous substances as a principal use may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. An accessory retail sales outlet may observe the normal principal building setbacks in General Industrial Districts.

D. Extraction of minerals, rock, gravel, sand, and similar materials.

Extraction of minerals, rock, gravel, sand, and similar materials may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and

2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and

3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and

4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. An accessory retail sales outlet may observe the normal principal building setbacks in General Industrial Districts; and

5. Exemptions. The following extraction activities do not require a Special Use Permit.

Any operator engaging in mining and disturbing less than one (1) acre of land and removing less than five hundred (500) tons of material at any particular site is exempt from the provisions of this ordinance; providing, however, each person intending to engage in such restricted mining shall submit an application for exemption, a sketch of the mining site, and an operations plan to the Zoning Administrator, who shall approve the application if he determines that the issuance of the permit shall not violate the provisions of this ordinance.

E. Batching plants for asphalt, cement, or concrete.

Batching plants for asphalt, cement, or concrete may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and

2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing the said roads; and

3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and

4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

F. Slaughterhouses and animal product processing plants.

Slaughterhouses and animal product processing plants may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. An accessory retail sales outlet may observe the normal principal building setbacks in General Industrial Districts; and
5. Public water supply and sewer service are available, and the capacities thereof will be adequate to meet the needs of the business without jeopardizing the present and potential future requirements of the community; and
6. Waste or any decomposable residue from the slaughterhouse or animal product processing plant shall only be disposed of in strict compliance with all applicable state and federal regulations; and
7. The minimum acreage for a facility shall be three (3) acres.

G. Day Care Centers.

Day care centers may be permitted by Special User Permit provided:

1. Designated areas for pick-up and delivery are adequate to prevent traffic congestion both on and off site, thereby keeping waiting pedestrians out of vehicle passage ways and parking areas and preventing waiting vehicles from blocking access to and from parking areas or impeding traffic on adjoining streets; and
2. Proposed playgrounds and common gathering areas may be located in the side or rear yards only and must be adequately fenced. Any playground structures are subject to the same setback requirements as principal structures, unless the board of zoning appeals finds that greater setbacks are necessary in the interest of public safety and compatibility with the neighboring properties; and

3. The proposed use will be compatible with the anticipated industrial traffic utilizing the shared roadway; and

4. The applicant demonstrates compliance with the state licensing requirements and all applicable federal, state, and local regulations.

(Ord. 5/25/16)

§ 25-385. Uses prohibited.

All uses except those listed in §§25-382, 25-382.1, 25-383 and 25-384 above are specifically prohibited in General Industrial Districts.

§ 25-386. Yard and setback requirements.

In General Industrial Districts the following yard and setback requirements are imposed:

A. Front lot lines.

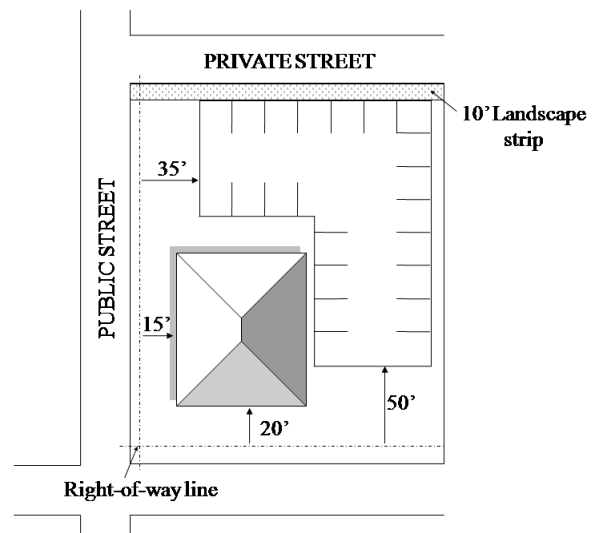
1. Except as provided below, no building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of a public street identified by the Virginia Department of Transportation as an arterial or collector street than fifty feet (50').

A building or other structure may qualify for a twenty foot (20') building setback if there is no parking facility within fifty feet (50') of any arterial or collector street.

2. Except as provided below, no building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of any other public street than thirty-five feet (35').

A building or other structure may qualify for a fifteen foot (15') building setback if there is no parking facility within thirty-five feet (35') of any other public street.

3. Except as provided below, no building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of any private street or interparcel travelway than twenty feet (20'). A building or other structure



may qualify for a ten foot (10') building setback if there is no parking facility within twenty feet (20') of any private street or interparcel travelway.

4. In the absence of proof to the contrary the width of a public street shall be presumed to be thirty feet (30'), and the setback may be measured by adding fifteen feet (15') to the required setback and measuring from the center of the general line of passage.

5. If a lot, tract or parcel fronts on two (2) or more streets, the foregoing minimum setbacks shall be required on each street, respectively.

6. For an exception to front line setback requirements, see § 25-13 of ARTICLE II, division A, of this chapter.

B. Rear lot lines adjoining business or industrial districts.

1. A principal building or structure shall not be erected, altered, located, reconstructed, or enlarged nearer than twenty-five feet (25') to any rear lot line.

2. An accessory building or structure which has an area of less than nine hundred square feet (900 sq. ft.) and is no more than twenty feet (20') in height shall not be erected, altered, located, reconstructed, or enlarged nearer than five feet (5') to any rear lot line.

3. An accessory building or structure which has an area of nine hundred square feet (900 sq. ft.) or more or is more than twenty feet (20') in height shall not be erected, altered, located, reconstructed, or enlarged nearer than twenty-five feet (25') to any rear lot line.

C. Rear lot lines not adjoining business or industrial districts.

1. A principal or accessory building or structure shall not be erected, altered, located, reconstructed, or enlarged nearer than twenty-five feet (25') to any rear lot line which is a boundary with property not zoned business or industrial.

2. A buffer yard meeting the requirements of §25-387 is required. No development such as parking, vehicular or pedestrian passageways, gasoline pumps, loading or unloading facilities, dumpster sites, or any other improvement other than open space, fences, walls and landscaping shall be permitted within the required buffer yard.

D. Side lot lines adjoining business or industrial districts.

There are no minimum setbacks required from side lot lines where the side lot line is a boundary with property zoned business or industrial.

E. Side lot lines not adjoining business or industrial districts.

1. A principal or accessory building or structure shall not be erected, altered, located, reconstructed or enlarged nearer than twenty-five feet (25') to any side lot line which is a boundary with property not zoned business or industrial.

2. A buffer yard meeting the requirements of §25-387 is required. No development such as parking, vehicular or pedestrian passageways, gasoline pumps, loading or unloading facilities, dumpster sites, or any other improvement other than open space, fences, walls and landscaping shall be permitted within the required buffer yard..

F. Additional setback for buildings in excess of thirty-five feet (35') in height.

1. For buildings and structures in excess of thirty-five feet (35'), but not more than fifty feet (50') in height, the required setback shall be increased one foot (1') for every one foot (1') increase in building height.

2. For buildings and structures in excess of fifty feet (50') in height, the required setback shall be increased fifteen feet (15') plus two feet (2') for every one foot (1') increase in building height above fifty feet (50').

25-387. Buffer yards.

A buffer yard shall be provided adjacent to any property line not entirely zoned business, industrial or planned commerce and landscaped in one (1) of two (2) ways. No buffer yard shall be required if the adjacent property is zoned General Agriculture and planned for business, industrial, community mixed use, neighborhood mixed use, or village mixed use on the County's Comprehensive Plan Future Land Use Map. (Ord. 8/27/14)

Alternative 1: A ten foot (10') wide strip of land with a six foot (6') opaque privacy fence, wall, berm, or combination thereof. Opaque privacy fences shall be constructed of good quality materials such as vinyl, pressure treated lumber, brick, stone, or similar materials approved by the Zoning Administrator. For the purposes of this chapter tarps, car covers, tents, fabric, chain link fences with slats, or similar materials shall not be deemed to satisfy the requirements of opaque fencing. (Ord. 6/22/11)

Alternative 2: A twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per one hundred linear feet (100') of buffer.

A. The applicant is free to choose from Alternatives 1 or 2. Buffers planted below overhead utility lines shall apply any of the allowed buffer alternatives, except that understory trees shall replace any canopy trees at a rate of two (2) understory trees per required canopy tree. (Ord. 6/22/11; Ord. 09/28/11)

B. Plant and structure location within buffer. The placement of required plants and structures shall be the decision of the applicant; however, they shall be located so as to achieve the maximum level of protection. Plant material shall meet the buffer requirements every one hundred feet (100'). Buffer areas not retained in native habitat shall be seeded or sodded with lawn, established with ground cover, or mulched with organic mulch. Inorganic ground cover shall not exceed fifty percent (50%) of the total required area of the buffer.

C. Where a fence or wall is used as part of a buffer, the decorative side of the fence or wall shall be faced to the adjacent property.

D. Permitted structures in buffer area.

1. Where walls are placed within any required buffer area:

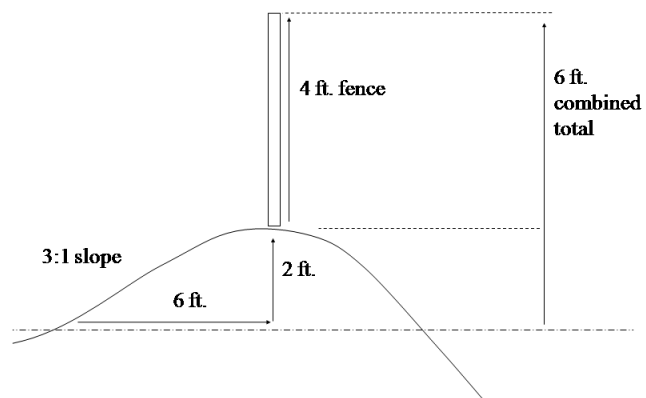
- a. No walls of exposed concrete block are permitted, whether painted or not.
- b. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the wall structure at the time of site plan approval.
- c. Breaks in the wall may be provided for pedestrian and vehicular connections to adjacent developments.

2. Where berms are placed within any required buffer area:

a. A berm or combination of materials such as a berm and a fence shall be a minimum six feet (6') in height.

b. Berms shall have slopes of not less than three feet (3') horizontal for each one foot (1') vertical.

c. Slopes in excess of three feet (3') horizontal for each one foot (1') vertical may be permitted if sufficient erosion control methods are taken and deemed by the Zoning Administrator to be maintainable.



3. Where opaque privacy fences are placed within any required buffer area:

a. No reduction in buffer width shall be provided based on the provision of a chain-link fence.

b. Fences shall be a minimum of six feet (6') in height unless paired with a berm and in such case the combination of berm and fence shall be a minimum of three feet (3') in height.

c. Breaks in the fence may be provided for pedestrian and vehicular connections to adjacent developments.

d. Fences shall be maintained in a structurally safe and attractive condition and with finished faces located towards the adjacent property.

E. Permitted use of buffer area. A buffer area shall not be used for anything except:

1. Passive recreation and picnic facilities, including pedestrian and bike trails.

2. Other appurtenances which require high visibility and easy access, such as fire hydrants and utilities, public and emergency telephones, mail boxes, and bus shelters, or benches, are also permitted in a buffer. No screening of such appurtenances shall be required or permitted.

3. Access ways when necessary to provide access to adjacent properties.

4. A required buffer is encouraged to retain areas of native habitat and may incorporate water resources including stormwater management facilities. However, the minimum width of the buffer shall be preserved as a planting area and there shall be no reduction in buffer width based on the stormwater management facilities.

F. Alternative compliance. The buffer requirements may be modified by the board of supervisors upon a finding that a modification would be consistent with the purpose of this ordinance, this section, and the adopted plans and policies of the county; that such modification would not adversely affect the land use compatibility or public interest; and that the subject parcel or modified buffer complies with one (1) or more of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width;

2. The buffer is between uses that are to be developed under a common development plan or series of development plans;

3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective; and
5. The property is adjacent to an established business or industrial use.
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Financial hardship due to meeting the requirements of this section shall not be sufficient justification for alternative compliance.

G. Site plan. Landscaping of buffer yards shall be shown on the site plan in accordance with the standards in division J ARTICLE LXVII “Site Plan Review” and shall be provided and maintained in accordance with sound horticultural practices.

H. Whenever a rezoning occurs that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard.

§ 25-388. Lot area.

The minimum lot area shall be sufficient for compliance with all the provisions of this chapter.

§ 25-389. Lot width.

The minimum lot width at the minimum setback line shall be:

- A. One hundred-fifty feet (150').
- B. One hundred feet (100') if:

1. Curb and guttering is installed along the entire road frontage in accordance with applicable standards of the Virginia Department of Transportation; and

2. The lot has only one (1) highway entrance and it is a commercial entrance in accordance with applicable standards of the Virginia Department of Transportation and is shared with one (1) or more other lots.

- C. Fifty feet (50') if there is frontage on a private street or interparcel travelway.

§ 25-390. Lot frontage.

Every lot shall have at least:

- A. One hundred-fifty feet (150') of frontage on a public street; or
- B. One hundred feet (100') of frontage on a public street if:

- 1. Curb and guttering is installed along the entire road frontage in accordance with applicable standards of the Virginia Department of Transportation; and

- 2. The lot has only one (1) highway entrance and it is a commercial entrance in accordance with applicable standards of the Virginia Department of Transportation and is shared with one (1) or more other lots.

- C. Fifty feet (50') of frontage on a private street or interparcel travelway, provided:

- 1. All private streets shall be designed to safely accommodate fire and rescue emergency vehicles.

- 2. The right-of-way of private streets shall be at least forty feet (40') in width as evidenced by a duly recorded document or deed covenant, or both, which shall specify that no request will be made to have the lot served by a public street unless and until the street has been designed and constructed to state standards for streets in effect at the time the request for acceptance is made at no cost to the county or the Virginia Department of Transportation. Such document shall also specify the provisions for the construction, maintenance, and upkeep of private streets. (Ord. 09/28/11)

§ 25-390.1. Height limitations.

In General Industrial Districts, all buildings and structures shall be subject to the following height limitations:

- A. No building or structure shall exceed seventy-five feet (75') in height.

- B. In no case shall the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface, and conical surface as required in any Airport Overlay District.

- C. For exceptions to height limitations, see §25-15 of ARTICLE II, division A, of this chapter.

ARTICLE XXXVIII, Division F was revised and readopted 2/10/10, effective 3/1/10